



CITY OF RENTON

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
EXHIBITS ADMITTED INTO THE RECORD

Project Name: Sunset's Edge Townhomes		Project Number: LUA16-000864, ECF, PP, PPUD	
Date of Meeting April 11, 2017	Staff Contact Clark H. Close Senior Planner	Project Contact/Applicant Jacob Young Citizen Design Collaborative, 46 Etruria Street, Suite 201, Seattle, WA 98109	Project Location 701-707 Sunset Blvd NE, Renton, WA 98056

Report to the Hearing Examiner – Exhibits:

- Exhibit 1 ERC Report
- Exhibit 2 Neighborhood Detail Map
- Exhibit 3 Existing Site Survey (SV1)
- Exhibit 4 Preliminary Planned Unit Development Map (PUD1)
- Exhibit 5 Architectural Site Plan (A1.1)
- Exhibit 6 Floor Plans (A2.1-2.4)
- Exhibit 7 Building Elevations (A3.1-A3.4)
- Exhibit 8 Landscape Plans (L-01 and L-02)
- Exhibit 9 Tree Retention and Clearing Plan (SV1)
- Exhibit 10 Geotechnical Engineering Report for 701 Sunset Blvd NE prepared by E3RA, Inc. (dated April 16, 2015)
- Exhibit 11 Preliminary Technical Information Report for Renton 701 Townhomes prepared by Duncanson Company, Inc. (dated October 26, 2016; revised date January 27, 2017)
- Exhibit 12 Arborist Report prepared by Arborists NW, LLC (dated October 30, 2016)
- Exhibit 13 Generalized Utilities and Drainage Plan (C1)
- Exhibit 14 Profiles and Site Section (C2)
- Exhibit 15 Construction Mitigation Description
- Exhibit 16 Advisory Notes to Applicant
- Exhibit 17 Staff Report to the Hearing Examiner
- Exhibit 18 Environmental "SEPA" Determination, ERC Mitigation Measures and Advisory Notes
- Exhibit 19 Updated – Architectural Site Plan (A1.1)
- Exhibit 20 Landscape Colored Display Map

- Exhibit 21 Updated – Generalized Utilities and Drainage Plan, Profiles and Site Section (C1-C2)
- Exhibit 22 Exterior Renderings (A1.11 and A1.12)
- Exhibit 23 Construction Phasing Plan
- Exhibit 24 Transportation Concurrency Memorandum: Bannwarth

Exhibits Admitted into the Record on April 11, 2017:

- Exhibit 25 Staff PowerPoint Presentation
- Exhibit 26 City of Renton (COR) Maps - Located on the City's website at www.rentonwa.gov. COR Maps is an online GIS based mapping program that allows the general public access to an interactive map that where one can search for Renton-area information and create custom maps. Various layers include aerial photos, property boundaries, location of utility services, and much more.
- Exhibit 27 Google Maps (www.google.com/maps)
- Exhibit 28 Applicant's Response to the Staff Report



Sunset's Edge Townhomes (File LUA16-000864)

Preliminary Planned Urban Development and Preliminary Plat

**Public Hearing
April 11, 2017**

Clark H. Close, Senior Planner

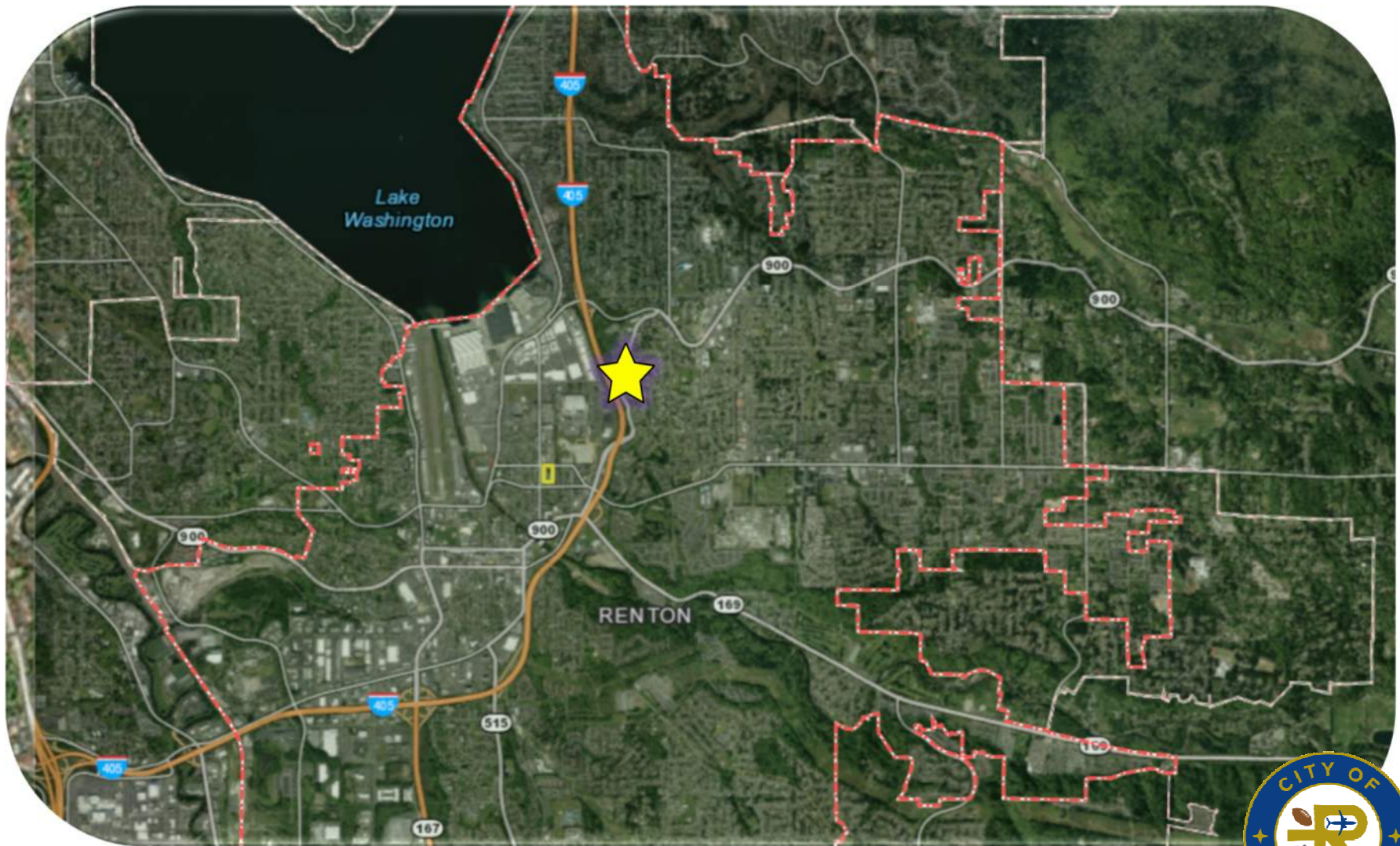


Presentation Outline

- Project Location and Description
- Site Characteristics
- Onsite Impacts
- Process to Date
- Renton Municipal Code Analysis
 - Comprehensive Plan
 - Zoning
 - PUD
 - Infrastructure and Services
 - Subdivision Regulations
 - Design Review
- Staff Recommendation



Vicinity Map



Site Characteristics



Site Characteristics



Proposal

- 15 townhomes
- 4 buildings
- 3 story structures
- 2 garage parking stall per unit
- 1 surface parking space
- 5,341 sf of common open space with lawn, play area, seating, and pathways.
- 3,794 sf of private open space – lawn and balconies
- Private alley/woonerf internal street with plaza
- Street frontage improvements
- 20% tree retention
- Stormwater improvements
- Perimeter landscaping



Proposal



Street level from Sunset Blvd NE



Street Level from Private Alley/Woonerf



Process to Date



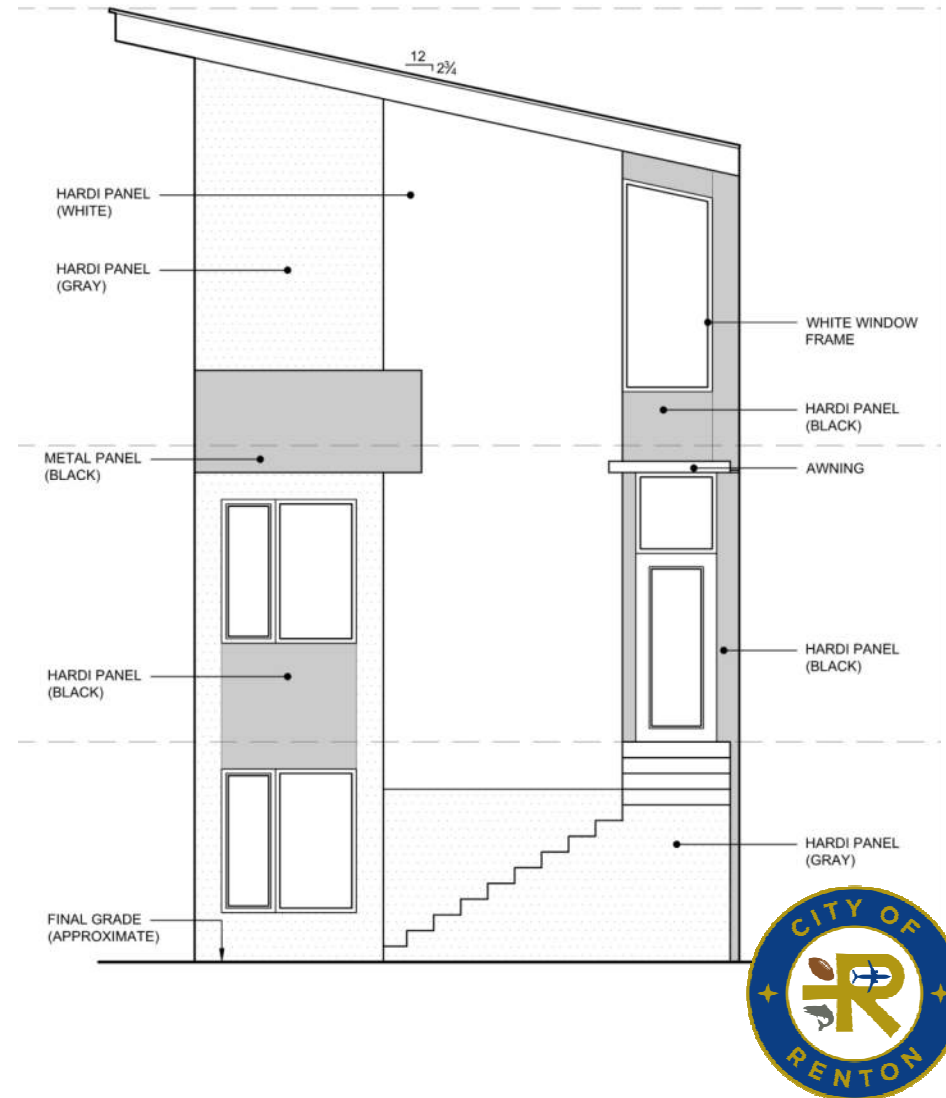
Renton Municipal Code Analysis

- Comprehensive Plan Compliance
- Zoning Development Standard Compliance
- Planned Urban Development Compliance
- Infrastructure and Services Compliance
- Design Review



Renton Municipal Code Analysis

- Infrastructure and Services Compliance
- Subdivision Regulations Compliance
- Design Review



Recommendation

Staff would like to amend recommended condition of approval #2 that states:

From:

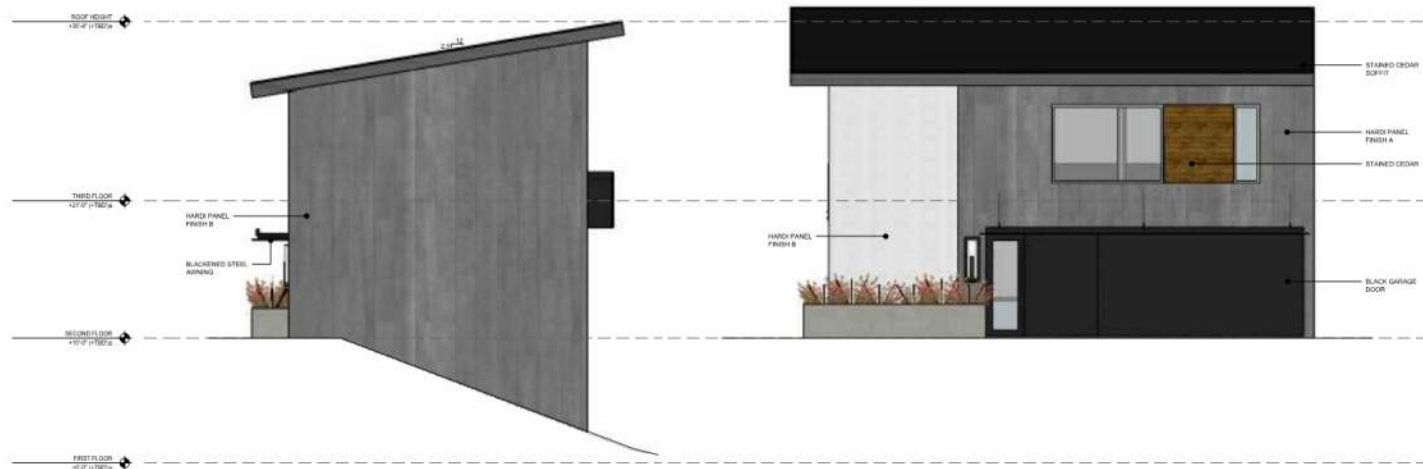
2. The applicant shall submit revised elevation plans with the building permit application that verifies compliance with the 32-foot maximum wall plate height for each building. The revised elevation plans shall be reviewed and approved by the Current Planning Project Manager prior to building permit approval.

To:

2. The applicant shall submit revised elevation plans with the building permit application that verifies compliance with the maximum wall plat height of 42 feet for each residential structure. The revised elevation plans shall be reviewed and approved by the Current Planning Project Manager prior to building permit approval.



Building Elevations



1 UNIT TYPE D ELEVATIONS
SCALE: 1/4" = 1'-0"



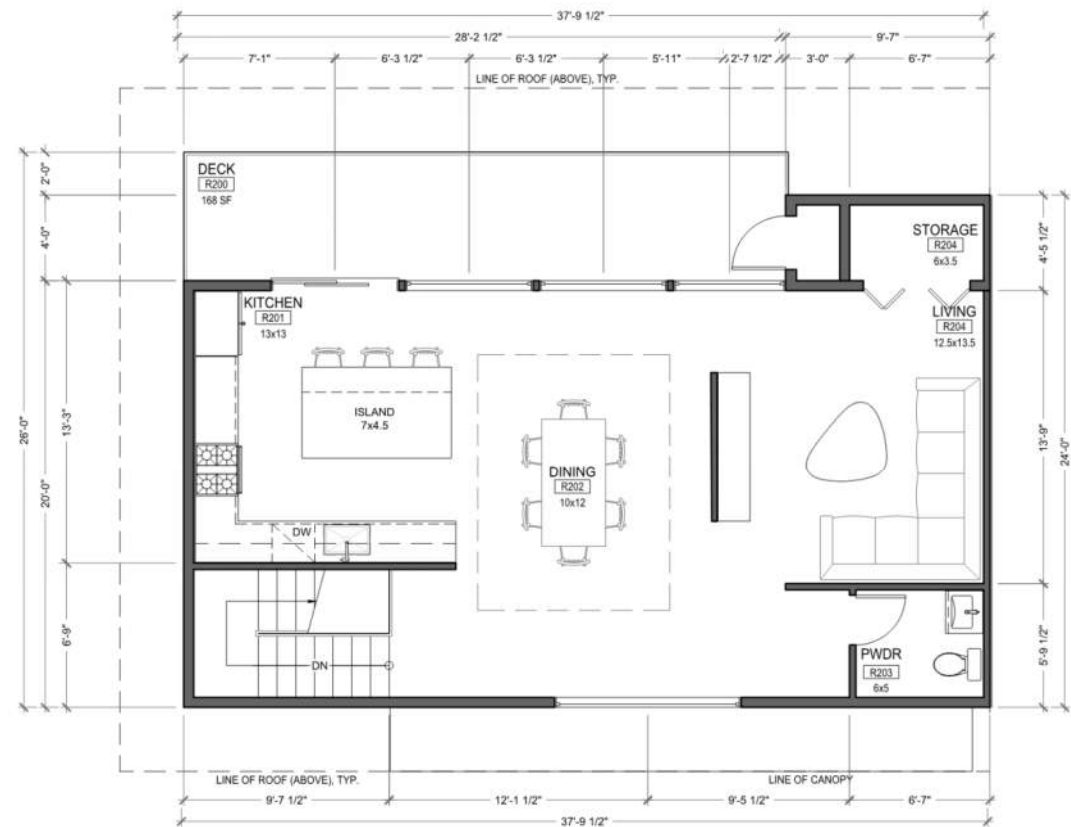
2 UNIT TYPE D ELEVATIONS
SCALE: 1/4" = 1'-0"



Recommendation

Staff would like to eliminate recommended condition of approval #18 that states:

18. The applicant shall submit revised floor plans and site plans the provide specific calculations and dimensions of the requirement private usable abutting open space that is compliant with the 100 square foot minimum area per lot. The revised plans shall be submitted with the building permit application to be reviewed and approved by the Current Planning Project Manager prior to building permit approval.



3
A2.4

PROPOSED UNIT TYPE D THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



Recommendation

Staff would like to amend recommended condition of approval #19 that states:

From:

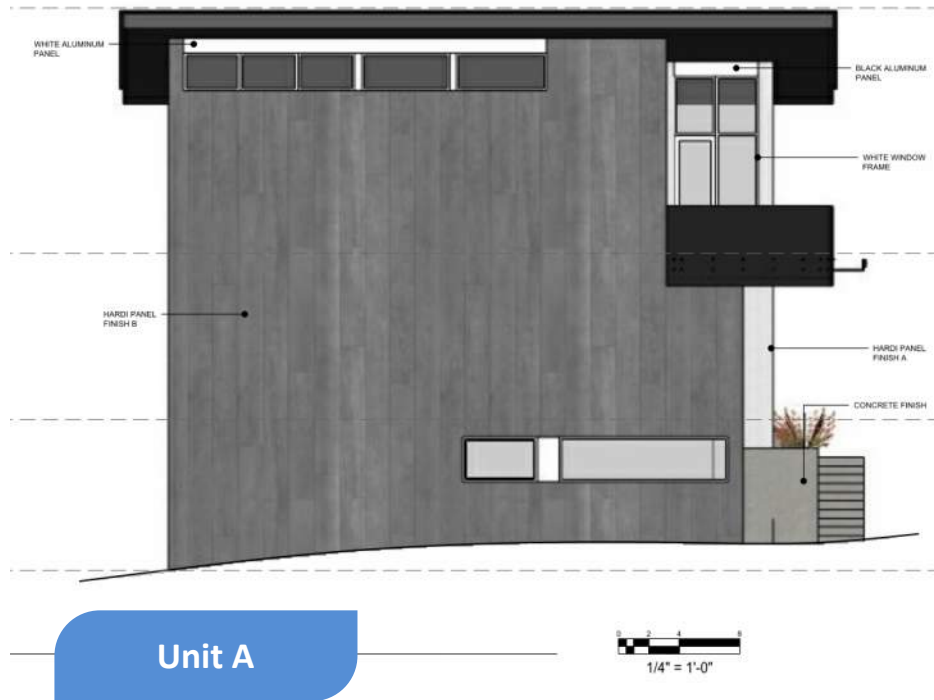
19. The applicant shall submit revised elevation plans for the unattached elevations for Unit Types A and B that provide additional articulation and/or modulation that comply with the 20-foot maximum interval requirement. The revised elevation plans shall be submitted with the building permit application to be reviewed and approved by the Current Planning Project Manager prior to building permit approval.

To:

19. The applicant shall submit revised elevation plans for the unattached elevations for Unit Types A and B that provide additional material changes to satisfy the 20-foot maximum articulation and/or modulation interval requirement. The revised elevation plans shall be submitted with the building permit application to be reviewed and approved by the Current Planning Project Manager prior to building permit approval.



Recommendation



Recommendation

Staff recommends approval of the Sunset's Edge Townhomes PUD and Preliminary Plat, File No. LUA16-000864, as depicted in Exhibit 19, subject to the revised 19 conditions of approval .





HEX REPORT RESPONSES

April 7, 2017

To: City of Renton DCED
1055 S Grady Way
Renton, WA 98057

Attn: Clark Close

Project: ***Sunset's Edge Townhomes***

Clark,

Citizen Design Collaborative appreciates the opportunity to respond to several of the recommended approval criteria in the department's "Report to the Hearing Examiner" received April 6, 2017. The majority of the criteria listed in this report either have been or will be implemented as the project continues to be developed. However, we have identified two criteria, 2 and 17, that cannot be accommodated by the current proposal without major changes to the site layout. Furthermore, it appears that a superior design can be achieved, and adverse impacts to neighboring parcels better avoided, via different approaches. Therefore, we have included the following responses to each of these criteria. Finally, we are requested clarification of Criterion 18.

Criterion 2:

"The applicant shall submit revised elevation plans with the building permit application that verifies compliance with the 32-foot maximum wall plate height for each building. The revised elevation plans shall be reviewed and approved by the Current Planning Project Manager prior to building permit approval."

Response:

Due to the topography of the site and the necessity of providing vehicular access to the units located in the two westerly buildings, it is necessary to construct these buildings well above the existing grade at their western elevations. For example, Building 3's lowest level is approximately 13 feet above existing grade at its northwest corner. However, the grade plane calculation as described in RMC 4-11-070 requires that the grade plane be calculated based on the lowest elevations within six feet of the building's façade. In the case of these two buildings, this calculation results in a grade plane that is approximately 8.5 feet below the lowest floor level. This, in turn, causes the buildings to exceed the maximum wall plate height limit of 32 feet by approximately the same amount. Under the PUD provisions of RMC, the department may grant an additional ten feet of allowable building height to a proposed development in exchange for additional landscaped open space, recreation areas and similar features. This proposal provides 3794 sf of private open space and 5341 sf of common open space. This exceeds the required amount of private open space by 1544 sf, and no common open space would have been required outside of the PUD process. The proposal also includes a variety of recreational amenities. It appears that the requirements for the ten foot height limit bonus have been met. Therefore, we request that the bonus be granted to this project.



HEX REPORT RESPONSES

Criterion 17:

“The applicant shall submit revised floor plans and site plans that provide specific calculations and dimensions of the required private usable abutting open space that is compliant with the 100 square foot minimum area per lot. The revised plans shall be reviewed and approved by the Current Planning Project Manager prior to building permit approval.”

Response:

Pursuant to the requirements of RMC 4-9-150E.2, each ground floor unit in a PUD is required to be provided with private open space contiguous to the units. Also per this section, this space is required to be a minimum of 15 feet in all horizontal dimensions. Finally, this section permits that decks on upper floors may be substituted for the ground floor open space requirement. In the case of the units located in Buildings 1 and 2, the front façade of each structure has been modulated to provide visual interest and to comply with other sections of RMC. In order to provide the full 15x15 area to each unit in these buildings, it will be necessary to remove some of this modulation, causing the development to fall out of compliance with this requirement. As an alternate means of compliance, we propose considering both the ground floor open area facing these building and the balconies overlooking this area as part of the required open space. This would result in all units in these buildings having the requisite amount of open space (225 sf, or 15x15). Most units would be provided with more space than required by the code requirement, and the modulation of the front façade would be preserved.

We also propose an alternate means of compliance for the units located in Buildings 3 and 4. In these buildings, with the exception of Unit D at the southern end of Building 4, the dwelling units are arranged such that their ground floors consist entirely of garage and storage space. Per the department Hearing Examiner Report, upper story dwelling units are required to provide at least 60 sf of deck areas with a minimum horizontal dimension of five feet. As there is no living space on the ground floor of the units in Building 3 and 4, these units are functionally more similar to upper story units than ground level units. Therefore, we propose to provide each unit with 60 sf of above-grade deck/balcony areas rather than a 15x15 open area at ground level. The proposal currently provides 150 sf of balcony space per unit, which is more than twice the requirement.

Finally, Unit D in Building 4 provides living space both at and above grade. As currently proposed, this would qualify as a ground level unit. RMC 4-9-150E.2 would therefore require it to be provided with a 15x15 foot open area at grade. Due to the topography of the site and location of the unit in relation to the woonerf, it is not feasible to provide a level area of this size at grade and adjacent to the unit. As an alternate means of compliance, we propose providing this unit with a 28x9 foot deck extending from the main living level. This deck provides 75% of the required open area in a location contiguous with the main living level. As a woonerf, by definition, is intended to serve as an area primarily for non-vehicular uses that permits vehicular access, we propose providing the remaining 25% of the required open area within the woonerf adjacent to the unit. In the current proposal, this is represented by a planter located to the south of the unit entry. This planter could be used by the occupants of the unit as a flower or vegetable garden, and its location would encourage the occupants of the unit to spend additional time in the woonerf, increasing the likelihood for neighborly interaction within the townhome community.



HEX REPORT RESPONSES

Criterion 18:

“The applicant shall submit revised elevation plans for the unattached elevations for Units A and B that provide additional articulation and/or modulation that comply with the 20 foot maximum interval requirement. The revised elevation plans shall be submitted with the building permit application to be reviewed and approved by the Current Planning Project Manager prior to building permit approval.”

Request for Clarification:

Pursuant to the requirements of RMC 4-3-100E.5, a variety of building features may be proposed to satisfy the articulation requirement. For example, roof line features, defined entry features and bay windows are listed in the RMC as possible “articulations.” Furthermore, the RMC permits “other features as approved by the Administrator.” In order to maintain a consistent floor plan for all Type A and B units, it is preferred that the exposed side elevations of these unit types not be modulated. Therefore, we propose satisfying this requirement through the use of material changes and by provision of climbing vegetation as appropriate. It is requested that the department go on record stating that this requirement may be satisfied without the use of 2-foot modulations.

Thank you for the opportunity to respond to the department’s report. If you have any questions or comments, please feel free to contact our office. We look forward to working with you as we complete the permitting process for this project.

Humbly submitted,

Citizen Design Collaborative